

Closing

CREDITS/SELLERS:

Purchase Price.....	\$6,800,000.00
Real Estate Tax 1501 (\$4,814.35 / 92 = \$52.33 /day x 105)	5,494.65
Real Estate Tax 1502 (\$7,197.06/ 184 = \$39.12 /day x 105)	4,107.60
TOTAL CREDIT SELLER:	\$6,809,602.25

CREDIT/PURCHASER:

Deposit Paid by Purchaser.....	\$ 340,000.00
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TOTAL CREDIT PURCHASER:	<u>\$340,000.00</u>
Total Due Seller at Closing	<u>\$6,469,602.25</u>

BALANCE PAID TO SELLER AS FOLLOWS:

Plan Administrator to wire to Royal	\$ 340,000.00
Purchaser to wire to Royal	<u>\$6,469,602.25</u>
	\$6,809,602.25

To be disbursed:

Royal Abstract (Title Invoice)	\$ 218,442.80
Lot 1502:	

January 2022	\$ 6,316.71
July 2022	<u>\$ 7,325.16</u>
(adjusted with Purchaser)	\$13,641.87

Lot 1501:

All open taxes; unsold tax lien	
(adjusted July 2022 with Purchaser)	\$62,872.54

Lot 7506:

Overall lot for misc condo charges

Registration Fee	\$ 13.00
Fire Dept.	\$ 1,114.15
Registration Fee	\$ 13.00
Open Water/Sewer	\$ 43,178.24
Tax Lien Payoff	<u>\$ 97,000.00</u>
Total	\$217,832.80

Recording Fee	\$ 460.00
ACRIS Document Prep.	\$ 150.00

Mark Frankel as Plan Administrator		\$493,000.00
U.S. Trustee	\$ 68,000.00	
Backenroth Frankel & Krinsky, LLP`	\$100,000.00	
Trustee Reserve	\$325,000.00	
Due Seller		\$6,469,602.25
Less Seller Expenses:		
Royal Abstract	\$218,442.80	
Plan Administrator	<u>\$493,000.00</u>	
		(\$ 711,642.80)
To Mortgagee		\$5,758,159.45